



**Professional Services Amendment  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.:** 8  
**AGENDA DATE:** Thu 02/05/2004  
**PAGE:** 1 of 4

**SUBJECT:** Authorize negotiation and execution of an amendment to the professional services agreement with URS CORPORATION, A NEVADA CORPORATION, Austin, TX, for the completion of the Affected Property Assessment Report (APAR) required by Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program and additional environmental consulting services for the Mabel Davis Park Landfill Site Assessment and Remediation Project in an estimated amount of \$100,000, for a total contract amount not to exceed \$1,862,731.56.

**AMOUNT & SOURCE OF FUNDING:** Funding in the amount of \$100,000 is available in the Fiscal Year 2003-2004 Capital Budget of the Solid Waste Services Department.

**FISCAL NOTE:** A fiscal note is required.

**REQUESTING** Public Works  
**DEPARTMEN** for Solid Waste Services;  
**T:**

**DIRECTOR'S**  
**AUTHORIZATION:** Sondra Creighton

**FOR MORE INFORMATION CONTACT:** Christina Calvery, 974-7094; Hani Michel, 974-1962; Laura Bohl, 974-7064

**PRIOR COUNCIL ACTION:** 02/04/93 – Selection of Radian Corporation; 07/22/93 – Authorization of additional preliminary site assessment services; 04/07/94 – Authorization of Joint Participation and Right of Entry Agreement with Montecito J.V. (Montecito Apartments); 04/07/94 – Authorization of Phase II Pilot Scale Vapor Extraction System services by Radian; 05/25/95 – Authorization of additional Phase II Pilot Scale Vapor Extraction System services; 06/11/98 – Approval of design and construction phase services; 06/29/00 – Ratified sample collection and analysis, site surveying, fencing and environmental consulting and support and authorization of additional site investigation services in support of state and federal requirements; 06/14/01 – authorize negotiated contract fees for additional site investigation, sample collection and analysis, site surveying and environmental consulting and support for the development of an Affected Property Assessment Report (APAR) required by Texas Commission on Environmental Quality (TCEQ), formerly known as Texas Natural Resources Conservation Commission (TNRCC), Voluntary Cleanup Program; 12/05/02 – authorized negotiated contract fees for completion of an Affected Property Assessment Report (APAR) as required by the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program.

**BOARD AND COMMISSION ACTION:** N/A

**PURCHASING:** N/A

**MBE / WBE:** 6.04% MBE and 18.00% WBE subcontractor participation to date.

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From 1944 to 1955, the City of Austin, pursuant to an agreement with St. Edward's University, placed municipal solid waste on a tract owned by the University that included the present site of Mabel Davis Park. Because the extent and nature of the materials in the landfill was largely unknown, the Mabel Davis Park Landfill Site Assessment and Remediation Project was initiated in 1993 to assess the impact of the landfill on the park and surrounding properties, to address required remediation and to provide for long term care and maintenance.

Radian International, L.L.C. (now known as URS Corporation, a Nevada Corporation) was hired and initially



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focused on identifying the boundaries of the landfill, evaluating water quality impacts and whether landfill gas posed a threat to adjacent properties.

In 1995, as part of the development of a long-term care and maintenance plan, URS Corporation identified the need for flood control and drainage improvements. In 1999, during design work for these improvements large numbers of automotive battery casings were discovered at the site. As a result of this discovery, select areas of the park were evaluated for lead (Pb) contamination. Analysis of soil samples collected in the selected areas revealed the existence of lead (Pb) contamination. The results of these sample analyses resulted in the City entering into a Voluntary Cleanup Agreement with the Texas Commission on Environmental Quality (TCEQ), formerly known as Texas Natural Resource Conservation Commission (TNRCC). Mabel Davis Park Landfill has entered the TCEQ Voluntary Cleanup Program and has been assigned VCP# 1156 as the program's identification number. Additional sampling in the public areas of the park required under this agreement revealed pesticide contamination suspected to be related to a 1979 release event. The discovery of the pesticides resulted in the closure of the park by the City in May 2000 to allow for the further testing.

An extensive site sampling plan and health and safety plan was developed and is being implemented by URS Corporation. Additional environmental consulting services were necessary to complete the assessment of the extent of the existing environmental contamination at the site and to develop and submit an Affected Property Assessment Report (APAR) required by and for TCEQ's Voluntary Cleanup Program's approval. These activities will allow the City to complete the determination of the risk, if any, to public health and safety, to provide information necessary to estimate the cost of the final remediation of the site and to comply with state regulations.

Sampling results recently received require additional sampling and analysis to ensure the boundaries of the contaminated areas are accurately defined. Staff requests additional authorization to complete the development of an affected property assessment report in compliance with Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program requirements.

ACTION	DESCRIPTION	AMOUNT
12/12/02	Phase I environmental site assessment	\$58,364.00
02/04/93	Expand methane gas survey to include Whisper Hollow Apartments, install 16 vapor extraction wells	\$75,587.00
Admin	Review project with apartment owners and TNRCC	\$20,000.00
03/24/94	Phase II, pilot scale vapor extraction system operation	\$167,656.00
03/24/94	Pumping, storage and disposal of high groundwater	\$26,322.00
05/25/95	Reimbursement of costs for one month additional operation of pilot-scale system	\$52,273.81
05/25/95	Reimbursement of costs of additional operation of pilot-scale vapor extraction wells	\$42,527.84
05/25/95	Long-term care and maintenance plan for park	\$28,968.30
Admin (04/14/97)	Feasibility study and preliminary engineering of Stormwater flood control and water quality pond	\$ 7,491.00
06/11/98	Design, bidding assistance and construction management services for erosion control improvements	\$55,000.00
Admin (04/2/99)	Study and design for drainage improvements	\$11,724.00
Admin (08/3/99)	Site inspection and assessment	\$16,980.00



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Ratified (06/29/00)	Additional sampling of site, leachate testing of selected samples, fencing of selected areas of the site, additional soil sampling for pesticides, and surveying and fencing of selected areas of the site	\$110,200.35
06/29/00	Additional environmental investigation and initiate development of the site remediation work plan	\$150,000.00
Admin (9-20-00)	Install temporary fence at southeast corner of parking lot	\$3,800.31
Admin (10/12/00)	Initial site investigation, sample collection and analysis, site surveying and environmental consulting to support the development of an Affected Property Assessment Report (APAR) required by Texas Natural Resources Conservation Commission (TNRCC) Voluntary Cleanup Program	\$24,901.35
Admin (09/27/99)	Initial sampling and analysis plan and tests	\$22,349.00
Admin (10/16/00)	Install 50 linear feet of fence and new gate at pool area and padlocks for all park entrances	\$2,065.54
06/14/01	Additional site investigation, sample collection and analysis, site surveying and environmental consulting and support for the development of an Affected Property Assessment Report (APAR) required by Texas Commission on Environmental Quality (TCEQ) formerly known as Texas Natural Resources Conservation Commission (TNRCC) Voluntary Cleanup Program	\$ 751,021.00
12/05/02	Additional authorization to complete the development of an affected property assessment report which complies with TCEQ Voluntary Cleanup Program additional requirements	\$ 135,500.06
01/08/04 (Proposed)	Additional sampling and analysis to ensure the boundaries of the contaminated areas are accurately defined and to complete the development of an affected property assessment report in compliance with TCEQ Voluntary Cleanup Program requirements	\$ 100,000.00
	<b>TOTAL</b>	<b>\$1,862,731.56</b>



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Original Participation goals stated in the solicitation were: 10% MBE and 5% WBE. However, URS Radian International LLC, through written commitment has agreed to amend their compliance plan to reflect minority participation at levels consistent with the current goals of 8.6% MBE and 18.2% WBE total participation for this contract. URS Radian International LLC, continually strives to identify additional minority subcontracting opportunities to be utilized during this project. Participation for this amendment:

NON M/WBE TOTAL – PRIME	\$100,000.00 **	100.0%
URS Radian International (Professional Consultant Services)		

Overall participation for this project including this amendment: 6.04 % MBE; 18 % WBE.

\*\* The completion of the development of the Affected Property Assessment Report (APAR) will be performed solely by URS Radian International staff.

**CIP  
FISCAL NOTE**

**DATE OF COUNCIL CONSIDERATION:**  
**WHERE ON AGENDA:**  
**DEPARTMENT:**

1/15/2004  
Resolution  
Solid Waste Services

**DESCRIPTION:** Authorize negotiation and execution of an amendment to the professional services agreement with URS CORPORATION, A NEVADA CORPORATION, Austin, Texas for the completion of the Affected Property Assessment Report (APAR) required by Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program and additional environmental consulting services for the Mabel Davis Park Landfill Site Assessment and Remediation Project in an estimated amount of \$100,000 for a total contract amount not to exceed \$1,862,731.56.

**FINANCIAL INFORMATION:**

Parent Project Name: Mabel Davis Park  
Project Authorization: 2003-04 Approved CIP Budget  
Funding Source: Current Revenue

Number: 4800-157-0151

Current Appropriation	\$ 1,970,000.00
Unencumbered Balance	\$ 981,652.30
Amount of This Action	<u>\$ (100,000.00)</u>
Remaining Balance	<u><u>\$ 881,652.30</u></u>

Ref. #: 4800-157-0151

Department Signature: \_\_\_\_\_

*Joe Cooper*

Date: \_\_\_\_\_

*1-7-04*